

2nd Avenue Apartments
1011 2nd Street, Troy, New York

August 2021

Applicant:
Kevin Vandenburg

Project Team
Couch White
Albany, NY

The Environmental Design Partnership
Clifton Park, NY

Hartgen Archeological Associates
Rensselaer, NY

Camoin Associates
Saratoga Springs, NY

Creighton Manning Engineering
Albany, NY



Project Overview

As-of-right single-family development



Project Overview

The applicant is seeking a Planned Development of approximately 231 apartments (3 buildings), docks, multi-use path, pedestrian connection and public kayak launch on an 11 +/- acre parcel.



Single-Family Residential

Tree Removal	10 Acres +/-
Greenspace	0.5 – 1 acre +/-
Roads Maintained by City	2,000 Linear Feet +/-
Water and Sewer Maintained by City	2,000 Linear Feet +/-
Curb cuts	3
Public Access to Waterfront	No
Stormwater	On-site
Archeology	Yes

Multi-Family Residential

Tree Removal	8.5 Acres +/-
Greenspace	2.5 acre +/-
Roads Maintained by City	0 - Private
Water and Sewer Maintained by City	0 – Private
Curb cuts	2
Public Access to Waterfront	Yes
Stormwater	On-site
Archeology	Yes

As part of the SEQRA review of the project, the applicant is currently preparing assessments, analyses and studies regarding, among other topics:

- Archeology
- Traffic
- Stormwater
- Visual Simulations/Viewsheds
- Alternatives

Archeology

- Site is located within a broader area (all of the Capital Region) of widespread occupation by First nation peoples and does not contain any unique resources
- Hartgen Archeological Associates, State approved archeologists, is working with OPRHP
- Findings and recommendations of OPRHP will be followed

Traffic Assessment

- Traffic Assessment being progressed by Creighton Manning which will include the following:
 - Background Information
 - Traffic Volume Data
 - Existing Conditions Review
 - Future Traffic Volumes
 - Traffic Analysis



Stormwater

- Preparing Stormwater Pollution Prevention Plan
- Modeling pre-and-post stormwater flows for various storm events
- Designing stormwater treatment for quality
- Stormwater to be maintained on-site
- Design CSO mitigation

Visual Analysis

- Preparing visual simulations depicting existing and proposed simulations
- Preparing a viewshed analysis and profile views



Economic Impact

- Economic Impact
 - Jobs and wages during construction and operation
 - Includes direct and indirect effects



Consistency with City's Comprehensive Plan

- Neighborhood in-fill with higher density housing
- Reduces suburban and urban sprawl
- Provide new housing stock to attract more
- Provides pedestrian connections
- Provide access to the Hudson River



Planned Development Project Benefits

- Provides pedestrian connection from 125th Street
- Provide public access to Hudson River
- Provide public kayak launch
- Provides multi-use public path
- Increased tax revenue to City
- Modern housing stock to retain residents and provide for attractive future development
- Consistent with recent Comprehensive Plan

Questions?

